



## NSW RURAL FIRE SERVICE

Department of Planning and Environment (Alpine Resorts)  
PO Box 36  
Jindabyne NSW 2627

Your reference: (CNR-8259) DA10352  
Our reference: DA20200609002032-Original-1

**ATTENTION:** Mark Brown

Date: Thursday 18 June 2020

Dear Sir/Madam,

**Integrated Development Application**  
**s100B – SFPP – Other Tourist Accommodation**  
**16 Plum Pine Rd Smiggin Holes NSW 2627 AUS, 23//DP756697**

I refer to your correspondence dated 05/06/2020 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted. General Terms of Approval, under Division 4.8 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, under section 100B of the *Rural Fires Act 1997*, are now issued subject to the following conditions:

### **Asset Protection Zones**

***The intent of measures is to provide sufficient space for fire fighters and other emergency services personnel, ensuring radiant heat levels permit operations under critical conditions of radiant heat, smoke and embers, while supporting or evacuating occupants. To achieve this, the following conditions shall apply:***

1.

At the commencement of building works, and in perpetuity, all land within the subject leasehold site shall be managed as an inner protection area (IPA) in accordance with Appendix 4 of 'Planning for Bush Fire Protection 2019'.

### **Construction Standards**

***The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:***

2.

All proposed new additions to the existing building not identified as repair and replacement works shall comply with Sections 3 and 9 (BAL FZ) Australian Standard AS3959-2018 'Construction of buildings in bush fire prone

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areas' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and Section 7.5 of 'Planning for Bush Fire Protection 2019'.

3.

All proposed repair and replacement works shall:

- Not comprise the making of, or an alteration to the size of, any opening in a wall or roof, such as a doorway, window or skylight;
- Be adequately sealed or protected to prevent the entry of embers; and
- Use equivalent or improved fire-resistant materials that do not affect any existing fire resisting components of the building.

4.

Any new Class 10 structures as defined per the 'Building Code of Australia' attached to or within 6 metres of a habitable building shall comply with the relevant Bushfire Attack Level under Australian Standard AS3959

5.

The existing building is required to be upgraded to improve ember protection (if not already constructed to the relevant Bushfire Attack Level under Australian Standard AS3959). Improved ember protection can be achieved by undertaking some, or all of the following; enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any subfloor areas, openable windows, vents, weep holes and eaves. External doors are to be fitted with draft excluders. Details of proposed upgrades to improve ember protection shall be submitted with the application for the Construction Certificate.

#### **Water and Utility Services**

***The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:***

6.

The provision of all new and the modification of any existing water, electricity, and gas services shall comply with Table 7.4a of 'Planning for Bush Fire Protection 2019'.

#### **Landscaping Assessment**

***The intent of measures is for landscaping. To achieve this, the following conditions shall apply:***

7.

Landscaping of the site should comply with Table 7.4a of 'Planning for Bush Fire Protection 2019'.

#### **Emergency and Evacuation Planning Assessment**

***The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:***

8.

A Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with the NSW RFS document 'A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan'. The Plan should

include planning for the early relocation of occupants. Detailed plans of all Emergency Assembly Areas including “on-site” and “off-site” arrangements as stated in Australian Standard AS 3745:2010 ‘Planning for Emergencies in Facilities’ must be displayed, and an annual (as a minimum) trial emergency evacuation is conducted. A copy of the Plan should be provided to the Local Emergency Management Committee for its information.

For any queries regarding this correspondence, please contact Bradley Bourke on 1300 NSW RFS.

Yours sincerely,

Martha Dotter  
**Team Leader, Dev. Assessment & Planning**  
**Planning and Environment Services**



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# **BUSH FIRE SAFETY AUTHORITY**

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This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

This authority confirms that, subject to the General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under *s100b of the Rural Fires Act 1997*.

**Martha Dotter**

**Team Leader, Dev. Assessment & Planning  
Planning and Environment Services**

Thursday 18 June 2020